

# **HISTORIC RESOURCES SURVEY & INVENTORY REPORT CITY OF SHORELINE**

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## **1. Summary**

In December 2013, the City of Shoreline completed an update of its Historic Resources Inventory, an important tool for both for planning and for encouraging community interest in local history and historic preservation. The survey identified 25 additional properties to be added to the City's historic resources inventory. It also updated information on 27 properties in the existing inventory that had been altered.

Information on all of the buildings was entered into the Washington State Department of Archaeology and Historic Preservation's electronic database (known as WISAARD), making it easily available to the public at [www.dahp.wa.gov](http://www.dahp.wa.gov).

Partial funding for the project was provided by a grant to the City of Shoreline from 4Culture. The survey was conducted by a consultant, Mimi Sheridan AICP, who meets the National Park Service professional qualification standards for historic resources surveys. Juniper Nammi, Associate Planner, acted as project manager for the City of Shoreline. Todd Scott from the King County Historic Preservation Program added technical expertise and Vicki Stiles, Executive Director of the Shoreline Historical Museum, provided assistance with site identification and research.

## **2. Project Background**

Three previous historic resource surveys have been conducted in the area that is now the City of Shoreline. The first one was completed in 1977-78 by the King County Historic Preservation Program and looked primarily at buildings constructed prior to 1930. This survey identified 29 buildings and the Ronald Place Brick Road to be placed on the historic resources inventory. In 1978, pre-World War II residences in The Highlands were surveyed, adding 25 additional buildings to the inventory.

In 1994, just prior to Shoreline's incorporation, King County began conducting another survey. Following its incorporation in 1995, Shoreline entered into an interlocal agreement with King County to develop and maintain a local historic preservation program. As part of this effort, the County's Preservation Program continued the survey that was underway, completing it in 1996. This project included writing a context statement and added 59 properties and two subdivisions to the inventory. These included automobile-oriented commercial properties on Highway 99, suburban residences from the 1920s-40, and Fircrest, a World War II Naval Hospital. Most of the buildings surveyed were located west of I-5.

The 2013 survey was conducted in keeping with the City's Comprehensive Plan, which encourages historic preservation and the continued identification of historic resources. It provides vital information both for the comprehensive plan and for planning around proposed light rail stations.

One potential outcome of the continuing inventory effort is identification of properties that may be eligible for designation as City of Shoreline Landmarks. The City currently has four designated historic landmarks. Two of these, the William E. Boeing House, in The Highlands, and the Crawford Store, in Richmond Beach, were designated before the City incorporated. Two additional landmarks have been designated under the City's Preservation Program. In 2008 the Ronald School was designated as a Shoreline Landmark and in 2010 the Richmond Highlands Masonic Hall was made a Shoreline Landmark.

### **3. The Survey Process**

The survey had two parts. The first task was to update the previous inventory to identify properties that may have been altered to such an extent that they should no longer be included in the inventory. City staff digitized the inventory data and correlated it with permit records. Four properties were removed from the inventory based on review by Todd Scott before referring additional altered properties to the consultant for review. Those properties that had been altered received a preliminary review, using photos on the County Assessor's website. Seventeen properties were identified as needing a field survey and seven more were reviewed during the course of the survey process. The field survey found that most of the modifications had been relatively minor. Two additional houses were so altered that it was removed from the inventory, for a total of six removed. Several properties had enough historical significance that they remained on the inventory despite alterations.

The second task was to undertake a large-scale survey to identify new properties suitable for the inventory. Using County Assessor's data, properties built prior to 1940 and located east of I-5 or in the two station area planning locations were identified. This yielded a list of approximately 380 properties. The majority of these (236) dated from the 1930s. Another 122 were built in the 1920s and only 25 were from 1919 or earlier.

Properties were initially screened using the Assessor's photographs, beginning with the oldest properties. The website contains both current photos and a selection of historic photos, allowing, in most cases, a relatively easy determination of whether the property retains enough integrity to warrant a site visit. Approximately 80 buildings were surveyed in the field. Of these, fifty buildings with the highest degree of integrity were selected for recording in the database. Finally, City and County staff, together with Vicki Stiles and Mimi Sheridan, reviewed the surveyed buildings and identified 32 of these to be included in the inventory, based on integrity and historical or architectural significance. Seven of the properties surveyed were already in the 1996 inventory bringing the total number of properties added to the inventory with this survey to 25. A

list of the fifty recorded buildings, including those added to the inventory, is in Appendix A.

Two community meetings were held in conjunction with the survey project. At the first meeting, held on September 25, 2013, the survey process and objectives were described and people were invited to provide information about buildings they believed were historically significant in the City. Suggestions not located within the target geographic area for this update will be retained by City staff in a list for future consideration. Several additions were suggested, and these were included in the field survey. Approximately 14 residents attended the first meeting.

For the second meeting, held on December 10, 2013, invitations were sent to owners of properties in the existing inventory and owners of potential additions to the inventory. Approximately, 35-40 property owners and community members attended this meeting. The presentations included an overview of the survey process and the result, and an explanation of the inventory and the landmarking process, and the meaning for property owners. Additional valuable information was provided by participants about specific houses for inclusion in the database.

#### **4. Survey Results**

The majority of the houses reviewed (dating primarily between 1910 and 1935) were modest vernacular buildings, many with Craftsman influences. Not surprisingly, most these buildings had been altered over time, with additions, new cladding, or new window sash. Twenty-five of these were determined to have retained enough of their original character to be added to the inventory. Several also had historical significance due to their age or previous owners.

The Craftsman influence continued to be seen in Shoreline through the 1920s, but Revival style houses (primarily Tudor Revival) were also built. Most of these were constructed individually, not in groups as they were in Seattle. The exception is a group of four similar houses in Chittenden's Terrace Park, with very steep gabled roofs and Tudor details. The Tudor Revival houses tended to retain a greater degree of integrity, especially those with brick or stucco cladding. A number of them were included in the previous inventory, and six more were added from this survey. One of these buildings is reported to have been moved from the Roosevelt neighborhood for the construction of I-5 in the 1960s.

One notable finding of the survey was the number of log houses, mostly dating from 1926-1932. They appear to be primarily clad with split logs, although some of them may actually be of log construction.

One commercial property was added to the inventory--the Crest Theater. Although it has had some alterations and was built later than the other properties (1949), it is a very important feature of Ridgecrest and surrounding neighborhoods, and is one of the few original local theaters still in operation in the Seattle area.

## **5. Recommendations for Future Work**

While this survey expanded the scope of the City's inventory and its recognition of historic properties, it also opened new possibilities for research.

- Due to time and budget constraints, this survey did not review all of the pre-1939 buildings throughout the City; with additional funding, the remainder of the buildings could be surveyed to get a more comprehensive picture of Shoreline's development.
- Additional survey work could also be done on mid-century houses in the eastern part of the City.
- Several of the surveyed properties appear to meet the criteria for designation as City of Shoreline landmarks; City and County staff could work with interested owners to explain the landmark designation process and the advantages of designation.
- Community members have expressed interest in learning more about houses that were moved for the construction of I-5 in the 1960s. An important first step would be to contact long-time residents who would remember these activities; their information could then be confirmed through state and county records and newspaper accounts.
- Researching the history of specific plats or groups of houses would provide more context for the early development of Shoreline. Some examples would be Jersey Summer Homes and Chittenden's Terrace Park. One aspect of this research would be identifying notable features (such as the entrance gates at N. 149th Street and Greenwood Avenue N. and a concrete track nearby).
- The survey identified a number of log houses, some log-clad and others perhaps of log construction. Further study of the construction methods and materials used and the circumstances of their construction would provide important context for understanding these relatively unusual buildings.

- The 1996 survey noted that the former Fircrest Naval Hospital contained numerous potentially historic buildings associated with its use as a hospital during World War II. Since that survey, many of the buildings have been demolished as the property is adapted to new uses, with historic reports. Since the property is owned by the State of Washington, changes would be covered by Executive Order 05-05, which provides a measure of protection for historic properties. A useful step would be to update the survey of the facility to determine whether there are buildings with integrity and significance that should be specifically targeted for preservation.
- A similar situation is found at the former Firland Sanatorium property, which has both historical and architectural significance. It is currently owned by a religious organization and houses educational and residential facilities. It may be possible to identify specific buildings or building features that are important and can be preserved.
- The Highlands community is significant for the history of its development, its largely intact design by the Olmsted Brothers, and its concentration of homes designed by important architects and owned by significant figures over more than a century. A more comprehensive understanding of its development and significance could be obtained by supplementing the 1977-78 survey information with Assessor's data and published information from books and periodicals.

## APPENDIX A

Map of Inventory Properties  
(inserted in PDF version)



## APPENDIX B

### List of Inventory and Surveyed Properties

#### 2013 SURVEY AND INVENTORY ADDITIONS

| Inv # | Parcel #   | Address                             |
|-------|------------|-------------------------------------|
| NE001 | 0927100330 | 835 NE SERPENTINE PL                |
| SE001 | 0927100375 | 908 NE 174TH ST                     |
| NE002 | 1115100162 | 343 NE 178TH ST                     |
| NE003 | 1115100275 | 335 NE SERPENTINE PL                |
| SE002 | 1568100240 | 14521 31ST AVE NE                   |
| NE004 | 2225300041 | 19016 MERIDIAN AVE N                |
| SE003 | 2241700055 | 132 NE 155TH ST/<br>133 NE 156TH ST |
| NE005 | 2807100265 | 18554 STONE AVE N                   |
| SE004 | 2881700451 | 417 NE 155TH ST                     |
| SE005 | 2881700540 | 2110 N 145TH ST                     |
| SE006 | 3432501355 | 16241 11TH AVE NE                   |
| SE007 | 3670500305 | 1539 NE 147TH ST                    |
| NE006 | 3705900045 | 1625 N 185TH ST                     |
| NE007 | 3705900050 | 1615 N 185TH ST                     |
| NE008 | 3705900124 | 1850 N 183RD ST                     |
| NE009 | 3705900136 | 1851 N 183RD ST                     |
| SE008 | 4024100946 | 1852 NE 175TH ST                    |
| SE009 | 4024101020 | 2230 NE 175TH ST                    |
| SE010 | 5589300200 | 1538 NE 170TH ST                    |
| SE011 | 5589900160 | 1809 NE 170TH ST                    |
| SE012 | 5727500243 | 16505/16511 5TH AVE NE              |
| NE010 | 6391420020 | 17854 ASHWORTH AVE N                |
| SE013 | 6632900714 | 1114 NE 145TH ST                    |
| NE011 | 7276100020 | 1335 N 185TH ST                     |
| NE012 | 7276100025 | 1321 N 185TH ST                     |

#### 2013 SURVEY ONLY - Not Eligible for Inventory

| Parcel #   | Address              |
|------------|----------------------|
| 1568100505 | 14710 32ND AVE NE    |
| 1568100506 | 14716 32ND AVE NE    |
| 2225300146 | 2322 N 185TH ST      |
| 2807100185 | 18550 ASHWORTH AVE N |
| 2807100220 | 18551 ASHWORTH AVE N |
| 2881700452 | 409 NE 155TH ST      |
| 3432500570 | 16260 12TH AVE NE    |
| 3432501365 | 16247 11TH AVE NE    |
| 3670500750 | 1729 NE 150TH ST     |
| 3705900055 | 18336 ASHWORTH AVE N |
| 3705900062 | 18340 ASHWORTH AVE N |
| 3705900070 | 18332 ASHWORTH AVE N |
| 3971700600 | 1207 NE BALLINGER PL |
| 4024100975 | 2102 NE 175TH ST     |
| 4024101550 | 18216 24TH AVE NE    |
| 4024101575 | 18030 24TH AVE NE    |
| 5589300395 | 1888 NE 170TH ST     |
| 5589300440 | 1824 NE 170TH ST     |
| 7568700635 | 608 NE 145TH ST      |

## 1996 INVENTORY REVIEW/UPDATES

### RETAIN IN INVENTORY

| Inv # | Parcel #   | Address                   | Historic name                |
|-------|------------|---------------------------|------------------------------|
| 0048  | ROW        | NEAR 17208 GREENWOOD PL N | CARLSEN SPRING & MAPLE TREE  |
| 0202  | 726049153  | 16544 FREMONT AVE N       | RONALD SCHOOL AUDITORIUM     |
| 0296  | 2232500110 | 19502 AURORA AVE N        | ERICKSON HOME                |
| 0300  | 7277100175 | 2315 NW 197TH ST          | HAZEL TWEEDIE HOUSE          |
| 1140  | 7277100120 | 2304 NW 197TH ST          | PAUL GRUBER HOUSE            |
| 1148  | 7280300231 | 20235 20TH AVE NW         | PETERSON HOUSE               |
| 1150  | 126039113  | 1321 NW 198TH ST          | ESTHER JOHNSON HOUSE         |
| 1155  | 2232500015 | 19508 AURORA AVE N        | ECHO LAKE TAVERN             |
| 1156  | 0626049031 | 18831 MERIDIAN AVE N      | CRAFTSMAN HOUSE              |
| 1157  | 2225300060 | 18840 MERIDIAN AVE N      | GEORGE TAYLOR HOUSE          |
| 1158  | 7761000080 | 18704 MERIDIAN AVE N      | ECHO LAKE TRACTS HOUSE       |
| 1159  | 3971702310 | 727 NE 189TH ST           | LAGO VISTA COTTAGE           |
| 1161  | 3971702190 | 19042 15TH AVE NE         | LAGO VISTA STORE             |
| 1163  | 1568100015 | 3006 NE 149TH ST          | CHITTENDEN'S TERRACE HOUSE   |
| 1164  | 1568100106 | 14737 31ST AVE NE         | MILLER HOUSE                 |
| 1165  | 1568100110 | 14733 31ST AVE NE         | CHITTENDEN'S TERRACE HOUSE 2 |
| 1173  | 3705900109 | 18321 WALLINGFORD N       | RUSSELL HOUSE                |
| 1174  | 3705900110 | 18322 WALLINGFORD N       | JERSEY SUMMER HOMES HOUSE    |
| 1185  | 3971701155 | 1227 NE 198TH ST          | LAGO VISTA CLUBHOUSE         |
| 1188  | 1326039004 | 15747 GREENWOOD N         | FISH FARMHOUSE               |
| 1195  | 930430010  | 14918 GREENWOOD N         | CASSON HOUSE                 |
| 1196  | 9304300140 | 304 N 149TH ST            | MILLS HOUSE                  |

### REMOVE FROM INVENTORY

| Inv # | Parcel #   | Address              | Historic name          |
|-------|------------|----------------------|------------------------|
| 0086  | 7277100320 | 2402 NW 195TH ST     | RICHMOND BEACH LIBRARY |
| 1141  | 0226039020 | 2115 NW 199TH ST     | DALBY HOUSE            |
| 1144  | 7277100755 | 2330 NW 193RD PL     | NOVAK HOUSE            |
| 1162  | 1115100163 | 338 NE SERPENTINE PL | COULTER HOUSE          |
| 1166  | 1568100076 | 14715 31ST AVE NE    | SHINGLEY HOUSE         |
| 1190  | 1826049300 | 15719 DAYTON AVE N   | FISH/SINGER HOUSE      |